

PB# 97-29

LITTLE HARVARD DAY CARE

14-2-3

FORMER AMERICAN FELT & FILTER BUILDING
PLYMPTON ST. (CUOMO)

Approved 9/23/97

Wilson Jones - Carbonless - Standard NCR Duplicate - 3 1/2 x 5 1/2, 14.5, 100% Copy

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DATE August 8, 1997 RECEIPT 97-29 N U M B E RRECEIVED FROM Rhoda CianoAddress Old Indian Rd. - Milton, N.Y. 12547Seven Hundred Fifty 00/100 DOLLARS \$750.00FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	-	CASH		
AMOUNT PAID	750	-	CHECK	# 3009	
BALANCE DUE	-0	-	MONEY ORDER		

BY Myra Mason, Secretary

Wilson Jones - Carbonless - Standard NCR Duplicate - 3 1/2 x 5 1/2, 14.5, 100% Copy

MADE IN U.S.A.

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DATE August 11, 1997 RECEIPT 6772252 N U M B E RRECEIVED FROM Rhoda L. CianoAddress Old Indian Rd. Milton, N.Y.One Hundred and 00/100 DOLLARS \$100.00FOR Planning Board Application Fee
#97-29

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK	2010	100 00
BALANCE DUE			MONEY ORDER		

BY Dorothy N. Hansen

Wilson Jones - Carbonless - Standard NCR Duplicate - 3 1/2 x 5 1/2, 14.5, 100% Copy

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DATE September 23, 1997 RECEIPT 97-29 N U M B E RRECEIVED FROM Rose Mustakas - Rhoda CianoAddress Old Indian Rd. - Milton, N.Y. 12547Three Hundred Seventy-Eight 08/100 DOLLARS \$378.08FOR 2% of \$18,904.00 (cost estimate) Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	378	08	CASH		
AMOUNT PAID	378	08	CHECK	# 103	
BALANCE DUE	-0	-	MONEY ORDER		

BY Myra Mason, Secretary

Wilson Jones - Carbonless - Standard NCR Duplicate - 3 1/2 x 5 1/2, 14.5, 100% Copy

DATE September 23, 1997 RECEIPT 6772350 N U M B E R

BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	# 3009
BALANCE DUE	- 0 -	MONEY ORDER	

BY Myra Mason, Secretary

DATE August 11, 1997 RECEIPT 6772252
 RECEIVED FROM Rhoda L. Ciancio
 Address Old Indian Rd. Milton, N.Y.
One Hundred and 00/100 DOLLARS \$ 100.00
 FOR Planning Board Application Fee
97-29

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u>3010 100 00</u>
BALANCE DUE	MONEY ORDER

BY Dorothy H. Hansen

DATE September 23, 1997 RECEIPT 97-29 NUMBER
 RECEIVED FROM Rose Mustakas & Rhoda Ciancio
 Address Old Indian Rd. - Milton, N.Y. 12547
Three Hundred Seventy-Eight 08/100 DOLLARS \$ 378.08
 FOR 2% of \$18,904.00 (cost estimate) Inspection fee

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u># 103</u>
BALANCE DUE	MONEY ORDER

BY Myra Mason, Secretary

DATE Sept 23, 1997 RECEIPT 6772350
 RECEIVED FROM Rose Mustakas & Rhoda Ciancio
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR Planning Board # 97-29

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u>100 00</u>
BALANCE DUE	MONEY ORDER

BY Town Clerk
Dorothy H. Hansen

298-2467 Rose
195-5005

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NUMBER 914-567-0063

October 16, 1997

PLANNING BOARD
555 Union Avenue
New Windsor, New York 12553

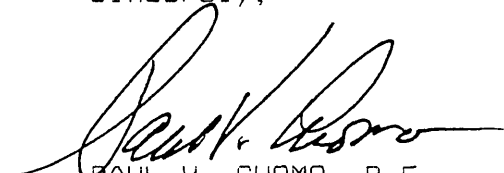
ATTN: Myra
JOB NO.: 97221.2
SUBJECT: Little Harvard Pre-School

The above subject site plan should have the following note:

Both existing wall / fence height and proposed chain
link are six (6) foot high.

If you have any questions or comments, please do not hesitate to
call our office.

Sincerely,


PAUL V. CUOMO, P.E.
CONSULTING ENGINEER



CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

10 September 1996

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: LITTLE HARVARD (CIANCIO) DAYCARE SITE PLAN
FINAL PLAN/COST ESTIMATE REVIEW
NEW WINDSOR PLANNING BOARD NO. 97-29

I have reviewed the plan stamped received 3 September 1997 relative to the Planning Board approval. The plan has not been completely corrected as discussed at the meeting. Two of my comments from the 13 August 1997 meeting remain "open" items. These are as follows:

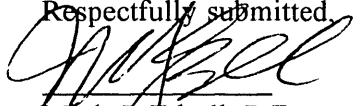
1. The plan should call out the existing fence or wall along Plimpton Street, which is depicted on the plan (also reference height).
2. The plan should indicate the height of the proposed chain link fence on the west side of the building. A detail of the fence should be provided, with same indicating if privacy slats are proposed, and if the fence will be vinyl covered chain link.

Once these two (2) corrections are made to the plans, I believe same are acceptable for stamp of approval.

With regard to the Bond Estimate for the key site improvements, I have marked-up same and it is our recommendation that a total amount be established at \$18,904.00 (as per the attached breakdown).

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJesh
a:mason.sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-29

NAME: LITTLE HARVARD

APPLICANT: CIANCIO, RHODA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/23/97	PLANS STAMPED	APPROVED
08/13/97	P.B. APPEARANCE . SCALE DOWN DUMPSTER - . STOP SIGN TO PLAN	LA:ND WVE PH APP/CND ADDRESS MARK'S 8/13/97 COMMENTS ADD
08/06/97	WORK SESSION APPEARANCE	SUBMIT
07/16/97	WORK SESSION APPEARANCE	RETURN TO W.S.
07/14/97	Z.B.A. APPEARANCE	VARIANCE GRANTED
07/02/97	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-29
NAME: LITTLE HARVARD
APPLICANT: CIANCIO, RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/08/97	REC. CK. #3009	PAID		750.00	
08/13/97	P.B. ATTY. FEE	CHG	35.00		
08/13/97	P.B. MINUTES	CHG	63.00		
09/10/97	P.B. ENGINEER FEE	CHG	254.90		
09/23/97	RET. TO APPLICANT	CHG	397.10		
		TOTAL:	750.00	750.00	0.00

cc: L.R. 9/23/97

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-29
NAME: LITTLE HARVARD
APPLICANT: CIANCIO, RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/10/97	APPROVAL FEE	CHG	100.00		
09/22/97	REC. CK. #102	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 97-29
NAME: LITTLE HARVARD
APPLICANT: CIANCIO, RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/10/97	2% OF 18,904.00 PRIVATE IMP	CHG	378.08		
09/22/97	REC. CK. #103	PAID		378.08	
		TOTAL:	378.08	378.08	0.00

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00 *Pd*

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ *Pd*

MULTI-FAMILY SITE PLANS:

 UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$

 UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$

TOTAL ESCROW PAID:.....\$

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 ^①

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B.

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

 @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$

2% OF COST ESTIMATE \$ 18,904.00 EQUALS \$ 378.08 ^②

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 352.90

RETURN TO APPLICANT: \$ 397.10

ADDITIONAL DUE: \$ X

AS OF: 09/10/97

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 29

FOR WORK DONE PRIOR TO: 09/10/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
97-29	109911	01/02/97	TIME	MJE	WS	CIANCIO DAY CARE	75.00	0.40	30.00			
97-29	125019	07/02/97	TIME	MJE	WS	CIANCIO DAY CARE	75.00	0.40	30.00			
97-29	128723	07/16/97	TIME	MJE	WS	CIONCIO S/P	75.00	0.40	30.00			
97-29	128868	08/06/97	TIME	MJE	WS	CIONCIO S/P	75.00	0.40	30.00			
97-29	128915	08/11/97	TIME	MJE	MC	CIONCIO S/P	75.00	0.50	37.50			
97-29	128309	08/12/97	TIME	MCK	CL	LITTLE HARVARD RVW C	28.00	0.50	14.00			
97-29	128921	08/12/97	TIME	MJE	MC	CIONCIO S/P	75.00	0.10	7.50			
97-29	128061	08/13/97	TIME	MJE	MM	CIONCIO COND SP APPL	75.00	0.10	7.50			
97-29	130735	09/10/97	TIME	MJE	MC	CIANCIO FINAL REVIEW	75.00	0.80	60.00			
97-29	130739	09/10/97	TIME	SAS	CL	FINAL MEMO	28.00	0.30	8.40			
TASK TOTAL									254.90	0.00	0.00	254.90
GRAND TOTAL									254.90	0.00	0.00	254.90

-----X
In the Matter of the Application of

**AMERICAN FELT & FILTER COMPANY/
RHODA CIANCIO & ROSE MUSTAKAS**

MEMORANDUM OF
DECISION GRANTING

USE VARIANCE

#97-8
-----X

WHEREAS, AMERICAN FELT & FILTER COMPANY, owner of certain property located on Plympton Street, New Windsor, N. Y. 12553, and **RHODA CIANCIO**, 6 Old Indian Road, Milton, N. Y. 12547, and **ROSE MUSTAKAS**, 293 Old Hopewell Road, Wappingers Falls, N. Y. 12590, prospective purchasers, have made application before the Zoning Board of Appeals for a use variance to permit operation of a non-public school in a PI zone at the above location; and

WHEREAS, a public hearing was held on the 9th day of June, 1997 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared before the Board by Toni Ciano and Sol Kassow, Esq. Also appearing was certified real estate appraiser, Steve Reich; and

WHEREAS, there were three spectators appearing at the public hearing; and

WHEREAS, all three spectators spoke in favor of the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The subject property is a large residential structure formerly used as an office building for which any use has been discontinued for a sufficient amount of time to deprive it status as a pre-existing, non-conforming use.

(b) The property is located in a P.I. zone.

(c) The structure itself is a large attractive red brick structure. It is located on approximately two acres of land.

(d) The Applicant intends to purchase the contiguous parcel which would give it a total parcel of approximately four acres.

(e) The parcel has a separate entrance from the nearest roadway, Walsh Road, which consists of a long circular drive.

(f) The testimony of the real estate appraiser was that the cost of converting and upgrading the building to office use or any allowed use in the zone would make the building and premises virtually unsaleable due to the excessive cost.

(g) The building is not large enough or so constructed to be a warehouse and its use as a warehouse would increase the truck traffic on the adjacent residential streets since the property is directly adjacent to a residential neighborhood.

(h) The property is not suitable for use for any manufacturing in the facility because the structure is not large enough and the property is not large enough to provide for trucking docks, loading and unloading and the necessary vehicular and truck traffic.

(i) In order to make the structure into any allowable use, sufficient ventilation systems would have to be installed which would be too costly to make the building marketable at any price.

(j) The building does not meet the five-acre requirement for many of the uses in the P.I. zone.

(k) The Town of New Windsor has expressed no interest in acquiring or using this property or any part thereof.

(l) The property does not meet the twenty-acre minimum requirement for raising of farm animals.

(m) The property does not meet the five-acre minimum requirement for small animal breeding or raising.

(n) The premises is not large enough or suitable for use as a printing or publishing house nor does it have the necessary electrical facilities or the power necessary to operate this business.

(o) The property has been for sale for many years and no interest has been expressed for any of the uses allowed in the P.I. zone.

(p) The location of the property makes it unsuitable for the allowed uses in the P.I. zone. The property is bordered on two sides with residential uses and on the third side with a small,

commercial use. On the fourth side there is a significant, pronounced drop off separating it from the adjacent manufacturing use, making it appear to be a totally separate, unrelated property. In fact the manufacturing plant to which it is adjacent cannot even be seen from portions of the premises and the property.

(q) The Applicants propose to operate the property in accordance with all state and local building, health, fire, educational and other codes, statutes and rules.

(r) The Applicant proposes to place a six foot fence around the playground area and will conduct their operations, if allowed, in such a way as to minimize the noise and disturbance.

(s) The Applicant proposes no changes to the footprint or exterior of the building which has been in existence on that site since before the enactment of zoning.

(t) The variance, if approved, will not of themselves authorize construction. The Applicant must and has taken all steps available to obtain site plan approval from the Planning Board.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The Applicant cannot realize a reasonable return on the property which is substantial and this fact is demonstrated by competent financial evidence.
2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.
3. The requested use variance, if granted, will not alter the essential character of the neighborhood.
4. The hardship to the property has not been self-created since the property has been in existence for many years and no changes are proposed to the property, making it the same property which the Applicant has been previously unable to market.

NOW, THEREFORE, BE IT

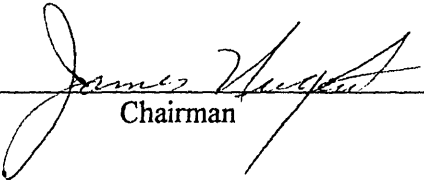
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a use variance to allow a non-public school in a PI zone at the former American Felt and Filter Company building located on Plympton Street, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New

Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: July 14, 1997.


Chairman



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
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- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: LITTLE HARVARD (CIANCIO) DAY CARE SITE PLAN
PROJECT LOCATION: PLYMPTON STREET
SECTION 14-BLOCK 2-LOT 3
PROJECT NUMBER: 97-29
DATE: 13 AUGUST 1997
DESCRIPTION: THE APPLICATION PROPOSES THE CONVERSION OF THE EXISTING BUILDING ON THE SITE TO A DAY CARE CENTER. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

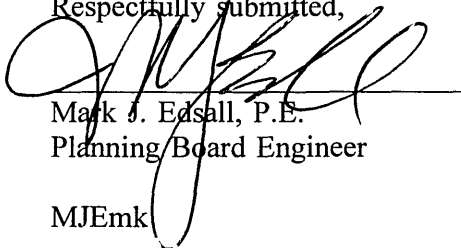
1. The proposed use is one not permitted in the PI Zoning District of the Town. The Applicant made application to the Zoning Board of Appeals for a use variance. Under Note 2 on the plans, the date of the issuance of the variance should be indicated.
2. I have performed my initial review of the site plan and have the following comments:
 - a. The plan should call out the existing fence or wall along Plympton Street, which is depicted on the plan (also reference height).
 - b. The plan should indicate the height of the proposed chain link fence on the west side of the building. A detail of the fence should be provided, with same indicating if privacy slats are proposed, and if the fence will be vinyl covered chain link.
 - c. It is my understanding that the plan should include two (2) paving details, one for existing paved areas and one for proposed paved areas.
 - d. I question the size of the dumpster enclosure shown on the plan. This would appear to be very much oversized.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: LITTLE HARVARD (CIANCIO) DAY CARE SITE PLAN
PROJECT LOCATION: PLYMPTON STREET
SECTION 14-BLOCK 2-LOT 3
PROJECT NUMBER: 97-29
DATE: 13 AUGUST 1997

3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:LITTLE.mk

LITTLE HARVARD DAYCARE SITE PLAN (97-29) PLYMPTON ST.

Ms. Toni Ciancio appeared before the board for this proposal.

MS. CIANCIO: Good evening, I'm Toni Ciancio, this is Rose Mustakas, my partner. We're here tonight seeking site plan approval for the location of the Little Harvard school. As far as we were told, the things that we needed to talk about were some parking issues, the traffic flow that is going to go on the property and the landscaping that exists on the property. When we came to the first planning board meeting, we talked about the school we were talking somewhat about parking and was there enough room and that at I guess minimum amount of parking spaces would have been ten spaces, we ended up getting 19 spaces on here without any trouble. And if you look at the plan, you can see the hours, I show the traffic flow into the parking area and there's also one way sign showing where the traffic should go and a do not enter sign so that people will get the idea of what way traffic's supposed to flow, so we don't have problems with people dropping off students, picking up students, stopping in the middle, just to drop them off. We also looked at putting in the parent's handbook I guess an instructional guide that would tell them about parking, tell them specifically that the top spots that you see those four spots or three spots not including the handicapped would be used for dropping children off like if they wanted to come in quickly, drop the children off.

MR. PETRO: Drop off zone or something like that.

MR. KRIEGER: Deliveries.

MR. PETRO: Deliveries of children. Mark, excuse me one minute, that arrow that is, you know, as the traffic flows around, and you're going to have an arrow on the pavement, you think that is going to be sufficient or you think maybe should have a do not enter sign?

MS. CIANCIO: On the other side would be a one way sign, you can see it in the middle there.

MR. EDSALL: We added them at the workshop just in case like in the winter you don't really see pavement markings and so on.

MR. PETRO: I'm satisfied with that, that sounds good.

MS. CIANCIO: And then the back of course the teachers would be instructed to park along the back and to myself and Rose, people who are going to be there on a full-time basis, they'd be there all that day would use the parallel parking spots only because for most expedient reasons, parents are not going to parallel park their car to come in drop off their child, just laziness, but they are not going to do it. So you figure if we use those spots and the teachers park along the back, that would take care of our parking. The others we wanted to talk about was landscaping, we feel that the landscaping that is on the property and we brought pictures to show it is more than sufficient for what we want to do, actually might have to cut trees back in order to get the playground in the area and most of the trees that are there are fairly mature trees and they take up a lot of the space that is on our property and if you see where the chain link fence is to chain in the playground, most of the trees are encompassed in that area so we might have to cut back a couple of branches on the trees in order to get a slide or some of the higher equipment.

MR. PETRO: When was this structure originally built?

MS. CIANCIO: 1870.

MR. PETRO: So I'm sure some landscaping has grown up during the period, I would say they are mature.

MR. LANDER: How many children do you expect to have at this?

MS. CIANCIO: Approximately 75, the building will hold a little in excess of a hundred but we're talking about 75 to 80 students and if you look at the bulk table on the side based on what we got from the requirements is that you're supposed to have one parking spot for every

12 seats and we definitely exceed that with our parking spaces that we have there.

MR. PETRO: Actually going to be licensed by the state, is it a license?

MS. CIANCIO: Yes, there's definitely a license.

MR. PETRO: Do they do inspections of the building itself on a periodic time schedule?

MS. CIANCIO: John Couse (phonetic), who is there building inspector, came up to look at our building before prior to when we were first thinking about it just to make sure that the idea was okay with him, this building that would be something we can make into a school. He has to come up and approve before he gives us the license as far as the changes that it is safe, we meet all the fire requirements, handicapped accessible and the requirements for the state are met before they'll give us their license.

MR. PETRO: Sheds on the side of the property, Mark, they are not encroaching on the side yard line?

MR. LUCAS: That is my property, the town knows that that chain link fence is there.

MR. PETRO: So says now or formerly Slaboda.

MR. LUCAS: I bought it.

MS. CIANCIO: The sheds are going to be as storage, they are well kept, there's some shingles and there's cement slabs at the bottom.

MR. PETRO: Dumpster enclosure is made out of what?

MS. CIANCIO: Right, these are cement blocks.

MR. LANDER: Very nice.

MR. PETRO: Mark, you mention here something about a fence on the wall or wall along Plympton Street which is depicted on the plan?

MR. EDSALL: Yeah, it's shown we need to call it out as a wall or a fence and call out the height just so it is on the final plan, that was something we talked about at the workshop.

MS. CIANCIO: One thing I wanted to mention we did go out and check out the fence cause we were concerned about state requirement for a school requires that you have at least a five foot fence around the school, reason being for security, nobody can reach over the fence and pick up a child and leave with them. Mark had mentioned that the town requirement was though this no chain link fence should exceed four feet but looking at the fence that is there already that has, it has a cement base to it with a wrought iron fence with spikes, that fence itself exceeds five feet so or should say exceeds four feet so we'd need a five feet fence, you don't want a child trying to climb over and get hooked.

MR. PETRO: So you are going to re-fence it?

MS. CIANCIO: Right in front of the area that is fenced now because the fence doesn't go all the way around.

MR. PETRO: That is more of a decorative fence, I don't think it's meant to--

MR. STENT: Is there any other entrances or exits from the property?

MS. CIANCIO: There's an exit between these two trees here that exists.

MR. STENT: Is that going to be closed off?

MS. CIANCIO: It will be closed off as far as kids being able to leave, we're thinking about the possibility of being able to put a gate there because as far as emergency vehicles getting into the property being able to get access to the playground.

MR. STENT: On the parking, Mark, not parking, excuse me, on the entrance and exits in the front of the

building, they have them coming in making a left turn in front of the other cars, coming out, exiting from the back side of the building there, should there be any signs up?

MR. EDSALL: We just, as a matter of fact, Mike and I just marked on the plan because of that cross traffic possibly having the do not enter sign back faced with a stop sign so that the exiting traffic would have to stop and pause and then pull out so that they won't have an accident with the people that are crossing in front of them so we just marked that on, we're thinking the same.

MR. PETRO: Paul, how come you don't have a blacktop detail anywhere on the plan?

MS. CIANCIO: There's a blacktop detail on the top.

MR. EDSALL: There's one but one of the things we talked about at the workshop is that they don't want to rebuild all the parking, they want to overlay existing parking so Paul was going to have two details.

MS. CIANCIO: I brought two pictures to show you basically that the driveway all the way up to this point is paved and in excellent condition and if you look at the pictures that are being passed around, they show that there is previous paving here and it's just been broken up over time and it needs to be repaved and sealed and so on.

MR. PETRO: In other words like a one inch cap.

MR. LANDER: Existing paved driveway in the front, Mr. Chairman, it's in good shape you want it to look like the rest of it so if they just sealed it it would probably take care of that there's nothing wrong with that, it's the area in the back with the parking.

MS. CIANCIO: Right, it been broken up and vegetation has grown through.

MR. PETRO: He has a detail for paving, I think for new paving that should be, if there's anything else, if you

are going to be putting a one inch cap, why would you need a detail for one even inch cap?

MR. EDSALL: Either that or call it out because we use the plans to show what the board is agreeing to and right now, we don't have anything on the plan, that is showing us how they are going to treat existing paved area.

MR. PETRO: You have existing paved driveway which is fine, you need to stop that at some point and show you have proposed paved area and is it going to be proposed paved with this paving detail which is, you know, maybe two inches of binder, one inch of top or just capped at one inch, you need to differentiate those two areas.

MR. EDSALL: We can handle that with either a note or at the workshop, we talked about having two details if they want one detail and note we can do that.

MR. CUOMO: We can put a note to that effect.

MR. EDSALL: Yeah.

MR. LANDER: How long has this been here, a year ago, this plan?

MS. CIANCIO: No, November, November we were here for the first time.

MR. PETRO: Mark, the size of the dumpster enclosure seems too big, ten foot wide is too big.

MR. EDSALL: I'd want them before they spend the money building it to decide if they really need this big a unit.

MR. PETRO: What I will do, you generate what is it, papers?

MS. CIANCIO: The only thing we were worrying about we have also a lot of food waste from, we're serving lunch, we're offering a breakfast, we're serving two snacks.

MR. PETRO: Reason I ask, sometimes we waive the dumpster enclosure but when there's food involved, we do get a lot of cans and boxes and napkins would blow around and a dumpster enclosure is a good idea but maybe not that big, that is pretty large. Why don't you find out the size of the dumpster, if you are going to use a yard and a half or two yard dumpster, get those dimensions, add a foot and a half on both sides and make it that size, this is like a fort.

MR. LANDER: we normally get people trying to build them too small, now we have to find something to complain about, now it's too big.

MR. PETRO: He's always got something to say about dumpsters.

MR. LUCAS: I have to stick up for him, you have been going on a while.

MR. PETRO: If you just have paper waste and stuff, you know, especially down where you might be able to find a nice spot near the sheds where you don't need an enclosure.

MR. LANDER: They need an enclosure.

MR. KRIEGER: They they need an enclosure.

MR. STENT: They need an enclosure because of where it's located, because it could attract from down the old candle factory.

MR. PETRO: I agree.

MR. STENT: There will be vermin from the candle factory.

MR. PETRO: What's left undone on this plan, Mark?

MR. EDSALL: Very minor items, I have got several notes on the plan that we can work out at the workshop and the only other remaining items are procedural items.

MS. CIANCIO: If I can just, the other thing that we

wanted to show up before was the lighting plan that we had, what we had was we had, they proposed, put two double head luminare lights, one in the middle island and one on the second island on the other lower side of the property and you can see the lighting distribution as it stands.

MR. LUCAS: Your hours of operation are basically normal school hours anyway?

MS. CIANCIO: And they'd just go on by photocell and go off in the morning.

MR. LANDER: Masonry pit down at the bottom, I just noticed that now. Do you know what that is?

MS. CIANCIO: As far as I know, somewhere right here just looks like a huge hole that has cement around it, I don't know what it was used for, you can't see it unless you actually go down through the woods.

MR. PETRO: It's going to be on the outside of the fence probably anyway, right?

MS. CIANCIO: Yes.

MR. PETRO: We didn't get anything back from highway so there is nothing from highway.

MR. BABCOCK: Normally he still answers saying it's an existing drive, if there are more changes, he normally answers, maybe we can talk to him tomorrow.

MR. LANDER: Did we verify talking about the five foot fence you're allowed to put that fence up, right?

MR. PETRO: Up to 6 feet, right?

MR. BABCOCK: I think technically I think there is some technical things, one of them is if the State of New York requires her to have, I'm sure that they override what I am telling her she can do or can't do.

MR. LANDER: That was my question.

MR. BABCOCK: I don't think that is an issue, what I felt when we get this project underway, I'm going to ask her for that ruling from New York State, just put it in the file and that will be the end of it.

MR. LUCAS: Plus the fact that the five foot fence is going to be inside the property.

MR. LANDER: They don't care about that.

MR. EDSALL: That is not the way.

MR. LANDER: Can't have a five foot fence yet they are required so they have to have it.

MR. LANDER: You're not going to have a swimming pool?

MS. CIANCIO: No.

MR. PETRO: Motion for lead agency.

MR. DUBALDI: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the Planning Board declare itself lead agency for the Little Harvard Daycare Center. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Next one is a good one to go over and want to discuss it, this is for the public hearing, you were given a variance here and I'm sure they had a public hearing when you went to the zoning board and we have two members of our board here that were there and refresh our memory or you can tell us how many people showed up and voiced opinions.

MR. KRIEGER: Was there anybody?

MS. CIANCIO: Yeah, I believe last name was Ortez who live across the street, they live on the corner.

MR. LUCAS: And I came.

MR. KRIEGER: Yes and they, everybody spoke in favor once they understood what was going on, they were in favor.

MR. PETRO: No negative input?

MS. CIANCIO: No.

MR. LUCAS: Including myself, the other people across the street had a small child and they were very encouraged by it.

MR. PETRO: Well, if you only had one or two people at the public hearing and I think it's a good utilization of the site, so I of course I'm one member but I would entertain a motion.

MR. DUBALDI: Make a motion we waive the public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board under its discretionary judgment waive the public hearing for the Little Harvard Daycare Center site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as the SEQRA process, I don't see

where they are touching on anything that could possibly be environmental in any way, shape or form, so with that, shall we entertain a motion?

MR. DUBALDI: Make a motion we declare negative dec under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Little Harvard Daycare site plan on Plympton Street. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: Why do we have the flow of traffic, we have got to cross this traffic pattern here, cross the grain, how come we don't come in the other way.

MS. CIANCIO: The reason being I asked the same question, that is the only reason.

MR. LANDER: He told you this?

MS. CIANCIO: No, I didn't quite understand why, I would think that you'd go this way also but for reasons being of slowing traffic down so people couldn't speed through and make this a raceway, that was the reasoning that I was given.

MR. PETRO: Who gave you that answer?

MR. LUCAS: I don't like that idea.

MR. PETRO: Who gave you that answer?

MS. CIANCIO: Actually, when the gentleman came up from

the Department of Social Services, he gave us the idea traffic was supposed to flow in this direction and for the most part because parents were pulled in and which all I know is that he said parents pulled in and they came here first, they would more or less use this parking spot instead of parking on the grass to let the children out cause most parents aren't going to park down in the lower parking spots to walk the kid in on the way to work.

MR. PETRO: Get there first and go to the other spot, is what he is saying.

MS. CIANCIO: Right, if the parents came in just because of convenience, pull into the diagonal spots.

MR. PETRO: Get to the dropoff zone first instead of going to the parking lot.

MR. BABCOCK: We also discussed earlier to add a stop sign on the way out earlier.

MR. LANDER: Just that you are going across the traffic flow.

MR. PETRO: Is this tied into New Windsor sewer line?

MS. CIANCIO: Yes.

MR. PETRO: You're not tied into the water?

MS. CIANCIO: Not any longer, as a matter of fact, the well's being capped off.

MR. PETRO: You're going to be tapping into the New Windsor water supply?

MS. CIANCIO: Yes.

MR. PETRO: Not going to be using the well?

MS. CIANCIO: No, not at all.

MR. PETRO: How much further can we go tonight? We have some notes we need to add.

MR. EDSALL: There really, you have taken care of I think all the procedural items and we don't have any other agencies involved, it's only a couple corrections on the map, so if you feel comfortable conditionally approving it, I will work with the applicant.

MR. PETRO: You must have a timeframe?

MS. CIANCIO: Yes.

MR. PETRO: You don't want to come back in a month or two and finalize this?

MS. CIANCIO: No.

MR. LUCAS: Motion that we grant final approval.

MR. LANDER: Second it.

MR. PETRO: I will take the motion and second to grant final approval to the Little Harvard Daycare site plan subject to first of all getting back a positive from the highway department with the curb cut cause we have nothing at this time in the plans but we'll get that tomorrow, correct?

MR. MASON: Yes.

MR. PETRO: Mark, why don't you go on the rest of the notes that you would like to see the change, I know one was the paving you're going to delineate the paving.

MR. EDSALL: Either by detail or by note address paving of existing areas or sealing of the existing pavement, we have to get it clarified on the plan the proposed heights for the fences and the existing fence as well and once they decide what size dumpster they need, they would just show that correct size on the final plan.

MR. PETRO: Just change the dimensions.

MR. EDSALL: Matter of fact, if you leave it shown large as long as it's on the record, the planning board has no problem with you downsizing it, that is fine.

MR. PETRO: Leave it the way it is and make it smaller.

MR. LANDER: Till I check it and then when it doesn't turn out the same as this plan, then there will be trouble.

MR. BABCOCK: And the stop sign.

MR. PETRO: So you have four subject to's, three of which are very minor, matter of fact, they are all very minor. That again we have motion on the floor has been seconded, is there any further discussion from the board members? If not, roll call. Before do I that, the next item that you are going to talk about the lot line change American Felt?

MR. KRIEGER: It will not prevent what you're doing.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Very good, good luck.

DISCUSSIONAMERICAN FELT & FILTER LOT LINE CHANGE

MR. KRIEGER: A few years ago as you may or may not remember, American Felt and Filter the owner of this property applied for and received a lot line change. They filed the map, they never filed deeds in accordance with that, they just didn't get around to it for whatever reason. Now, in the proposed transaction involving the last applicant, it would be, apparently would be most convenient to them if they had never done that and they have been adopting a line of procedure that I would best characterize as never mind, say well, we didn't record the deeds, let's pretend it didn't happen. Well, I have been in contact with American Felt and Filter's attorney, it was not their attorney at the time that this happened and succeeded in pointing out to him that you can't just simply say never mind and pretend it didn't happen, they applied and they have to complete it.

MR. PETRO: What's the solution?

MR. KRIEGER: Solution is apparently, first they have to record deeds to complete that original lot line process and then apparently they are going to have to apply for another lot line change in order to convey the property that they want to convey to this applicant.

MR. PETRO: Is any of this affected.

MR. KRIEGER: Does not affect the site. If it were a subdivision application, it would, but it is not, so it doesn't, it doesn't affect the site but what it does mean, it doesn't prevent this board from acting. What it does mean before they are able to transfer the title to the proposed buyers, they are going to have to have completed both processes but that is not something that involves the planning board or requires planning board participation but it's important that it happened. I am satisfied that they are moving with all deliberate speed to complete that which they should of done a long time ago and they know that in order to complete this

transaction with the proposed buyers, they are going to have to have another lot line change.

MR. PETRO: Just in contract with the land?

MS. CIANCIO: Yes, we're waiting to close contingent on that.

MR. KRIEGER: Basically it appears to be that American Felt and Filter owns all the land that they propose to sell to this applicant that part is not a problem, it is however divided into lots that they--

MR. PETRO: Why not just file it as it stands and just say we own both parcels, does the lot line run through whatever they are doing?

MR. KRIEGER: There are three parcels that they own, one parcel contains this building which is the subject of this site plan, one parcel contains the factory which they are retaining and there's a third parcel in between now what they did in the original lot line application is they went to combine this third, this in between parcel, in other words, parcel B to parcel C which was the factory and now they figuring that they'd sell off A which is the house here, now it turns out with their deal with this particular buyer that this buyer wants not only A but also wants B. Well the problem is that B does no longer exist because it's B combined with C, so they have to take it off of C and stick it onto A so that they can sell it and which they could have, which is the way it was, they could have if they had not applied for the lot line change, they would have been fine. But they did apply for the lot line change and moreover, they got it, they got a signed map and they filed the map, if they are that far in what I am telling them is you have got, they have got to complete it, they have to file the deeds in connection with that and formally apply for a lot line change to undo it. If they had just started with the other and had not yet received lot line change permission to stick B onto C, and it was still stuck onto A, then they could say never mind.

MR. PETRO: If the deeds were not filed completely, the

process wasn't completed, why can't you just not undo it from that point.

MR. KRIEGER: Well, it's sort of like being halfway over a fence, you're either on one side or the other. They have an approved lot line change, and they have filed the map, they can't, they can't undo that, that is a matter of public record. So they are halfway there. The only way to do what they want to do in conveying this out is to complete that process and then change it back. If they had done it, if they had changed their mind before they filed the original lot line map, they wouldn't have had to do that.

MR. PETRO: Why not bother doing it, come back for a lot line change, come back again and file the whole thing, why not eliminate the one process?

MR. KRIEGER: The one process of filing the deeds?

MR. PETRO: Yes.

MR. KRIEGER: Because, well, my first reaction is because it's a fairly simple expedient and inexpensive process.

MR. PETRO: Just do it and be done with it.

MR. KRIEGER: Exactly, so that title is clean and clear when they go to transfer it, the easiest thing to do is just file the deeds, I mean when I talked to them they even had the descriptions all set and their quitclaim deeds from A to A so it's--

MR. PETRO: If you are doing any financing, you have to have all this, the banks are going to require this both ways.

MR. KRIEGER: Exactly my feeling and I would hate to see this board having gone through all the effort that it went through to review this and approve it and encourage and facilitate this improvement to the town and then have it undone by outside.

MR. PETRO: Are you the attorney for the applicant?

MR. KRIEGER: I'm the attorney for the planning board right now, I fulfill the right now apparently I fulfill the role.

MR. PETRO: Sounds like it's simple, just continue to continue with it. Obviously, you are working on it.

RESULTS OF P.E. MEETING

DATE: August 13, 1997

PROJECT NAME: Little Howard Day Care PROJECT NUMBER 97-29

LEAD AGENCY: * NEGATIVE DEC:

M) S S) Q VOTE: A 5 N 0 * M) Q S) S VOTE: A 5 N 0

CARRIED: YES ✓ NO * CARRIED: YES: ✓ NO

PUBLIC HEARING: M) Q S) LN VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) LN S) LN VOTE: A 5 N 0 APPR. CONDITIONALLY: 8-13-97

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Scale down dumpster enclosure
Get Highway review
Add Mark's comments
Stop sign to be added



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED

AUG 11 1997

NEW WINDSOR PLANNING BOARD REVIEW FORM

N.W. HIGHWAY DEPT

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 29

DATE PLAN RECEIVED: RECEIVED AUG 8 1997

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 8/11/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

BOND ESTIMATE
LITTLE HARVARD DAYCARE SITE PLAN
PLYMPTON STREET
NEW WINDSOR
NEW YORK 12553

AUGUST 29, 1997

JOB NUMBER 97221



CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NUMBER 914-567-0063

9/4/97
CC: N.E.

LITTLE HAWAII
P/B 97-29

	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
A. <u>CURBING</u>	<u>\$10.00 /L.F.</u>	<u>\$ 1,630.00</u>
B. <u>ASPHALT PAVING</u>	<u>\$ 1.12/SQ.FT.</u>	<u>\$ 13,630.00</u>
C. <u>STRIPING AND SPACE DELINEATION</u>	<u>\$ 8.00/SPACE</u>	<u>\$ 144.00</u>
D. <u>HANDICAP PARKING SIGNS AND DELINEATION</u>	<u>\$ 100.00/EACH</u>	<u>\$ 100.00</u>
E. <u>ONE WAY SIGN/ MISC. SIGNS</u>	<u>\$ 50.00/EACH x 2</u>	<u>\$ 100.00</u>
	<u>TOTAL</u>	<u>\$ 15,604.00</u>
<u>EX. PAVEMENT SEALING</u>		<u>1500.00</u>

LANDSCAPING

PRE-EXISTING

LIGHTING

BY CENTRAL HUDSON

2 @ 900

1800.00

GRAND TOTAL

~~\$ 15,604.00~~

\$ 18,904.00

Ins. Fee \$378

567-0064

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/13/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-29

NAME: LITTLE HARVARD

APPLICANT: CIANCIO, RHODA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/08/97	MUNICIPAL HIGHWAY	/ /	
ORIG	08/08/97	MUNICIPAL WATER	08/12/97	APPROVED
ORIG	08/08/97	MUNICIPAL SEWER	/ /	
ORIG	08/08/97	MUNICIPAL FIRE	08/12/97	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/13/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 97-29

NAME: LITTLE HARVARD

APPLICANT: CIANCIO, RHODA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/06/97	WORK SESSION APPEARANCE	SUBMIT
07/16/97	WORK SESSION APPEARANCE	RETURN TO W.S.
07/14/97	Z.B.A. APPEARANCE	VARIANCE GRANTED
07/02/97	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/13/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-29

NAME: LITTLE HARVARD

APPLICANT: CIANCIO, RHODA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/08/97	EAF SUBMITTED	08/08/97	WITH APPLICATION
ORIG	08/08/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/08/97	LEAD AGENCY DECLARED	/ /	
ORIG	08/08/97	DECLARATION (POS/NEG)	/ /	
ORIG	08/08/97	PUBLIC HEARING	/ /	
ORIG	08/08/97	AGRICULTURAL NOTICES	/ /	

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Antonia Ciancio & Rose Mustakas Site Plan

Date: 12 August 1997

Planning Board Reference Number: PB-97-29

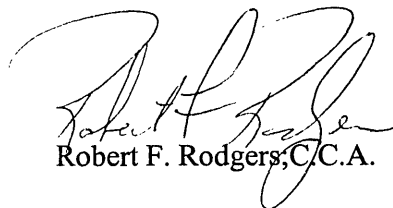
Dated: 8 August 1997

Fire Prevention Reference Number: FPS-97-040

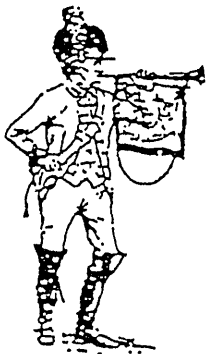
A review of the above referenced subject site plan was conducted on 11 August 1997.

This site plan is acceptable.

Plans Dated: 16 July 1997.



Robert F. Rodgers, C.C.A.



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.E., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 29

DATE PLAN RECEIVED: RECEIVED AUG 8 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

American Felt & Filter _____ has been

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~

This property is currently being serviced
by town water - notify water dept. for
any change.

HIGHWAY SUPERINTENDENT _____ DATE _____

Steven D. D. O. C. A. M. E. - 8-12-97
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

C IANCIO

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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 97-29

WORK SESSION DATE: 2 July 97

APPLICANT RESUB.
REQUIRED: Full Later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: AFF (Ciancio)

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Tony Ciancio

MUNIC REPS PRESENT: BLDG INSP. around
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Xeroxed copy of Drabick - Blown up - Poor copy -
advised he needs complete plan w/ title block etc.
- accurately reflect existing -
- point to grassed area
- pls spacer not 10x15, aisle 30'
- fence - Lt + detail
- need real plan
- WBH, Drabick, Zimmerman given as possible -



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97-29
WORK SESSION DATE: 16 July 1997 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Ciancio Day care
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Dave D & PVC ; Ciancio x3
MUNIC REPS PRESENT: BLDG INSP. none
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

ck for radius
9x19 OK
ck backout
drop off is parking, i walked in.
need A/B plans -
to the reg'd
disc drainage study not reg'd if \approx paving.
sec angled front
disc limited curbs
no reg'd bulk - by variance - add note
4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1-3

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 97 - 29
WORK SESSION DATE: 6 Aug 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Not Now REQUIRED: Full App
PROJECT NAME: Cranio Day Care
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: PVC/Dave D
MUNIC REPS PRESENT: BLDG INSP. VAE
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call out fence. - state want 5' fence
- Town law says 4'
- must show all proposed fences
- print 2 detail overlay, new print
- 9x19
- add one way sign + DNE
- 2BA sign 12 pk spaces.
- smaller dumpster encl.

8/13 agenda
new plans.

4MJ91 pbwsform

P.B

NEW WINDSOR ZONING BOARD OF APPEALS

14-2-3.1

-----X

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

**AMERICAN FELT & FILTER COMPANY/
RHODA CIANCIO & ROSE MUSTAKAS**

USE VARIANCE

#97-8

-----X

WHEREAS, AMERICAN FELT & FILTER COMPANY, owner of certain property located on Plympton Street, New Windsor, N. Y. 12553, and **RHODA CIANCIO**, 6 Old Indian Road, Milton, N. Y. 12547, and **ROSE MUSTAKAS**, 293 Old Hopewell Road, Wappingers Falls, N. Y. 12590, prospective purchasers, have made application before the Zoning Board of Appeals for a use variance to permit operation of a non-public school in a PI zone at the above location; and

WHEREAS, a public hearing was held on the 9th day of June, 1997 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared before the Board by Toni Ciano and Sol Kassow, Esq. Also appearing was certified real estate appraiser, Steve Reich; and

WHEREAS, there were three spectators appearing at the public hearing; and

WHEREAS, all three spectators spoke in favor of the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The subject property is a large residential structure formerly used as an office building for which any use has been discontinued for a sufficient amount of time to deprive it status as a pre-existing, non-conforming use.

(b) The property is located in a P.I. zone.

(c) The structure itself is a large attractive red brick structure. It is located on approximately two acres of land.

(d) The Applicant intends to purchase the contiguous parcel which would give it a total parcel of approximately four acres.

(e) The parcel has a separate entrance from the nearest roadway, Walsh Road, which consists of a long circular drive.

(f) The testimony of the real estate appraiser was that the cost of converting and upgrading the building to office use or any allowed use in the zone would make the building and premises virtually unsaleable due to the excessive cost.

(g) The building is not large enough or so constructed to be a warehouse and its use as a warehouse would increase the truck traffic on the adjacent residential streets since the property is directly adjacent to a residential neighborhood.

(h) The property is not suitable for use for any manufacturing in the facility because the structure is not large enough and the property is not large enough to provide for trucking docks, loading and unloading and the necessary vehicular and truck traffic.

(i) In order to make the structure into any allowable use, sufficient ventilation systems would have to be installed which would be too costly to make the building marketable at any price.

(j) The building does not meet the five-acre requirement for many of the uses in the P.I. zone.

(k) The Town of New Windsor has expressed no interest in acquiring or using this property or any part thereof.

(l) The property does not meet the twenty-acre minimum requirement for raising of farm animals.

(m) The property does not meet the five-acre minimum requirement for small animal breeding or raising.

(n) The premises is not large enough or suitable for use as a printing or publishing house nor does it have the necessary electrical facilities or the power necessary to operate this business.

(o) The property has been for sale for many years and no interest has been expressed for any of the uses allowed in the P.I. zone.

(p) The location of the property makes it unsuitable for the allowed uses in the P.I. zone. The property is bordered on two sides with residential uses and on the third side with a small,

commercial use. On the fourth side there is a significant, pronounced drop off separating it from the adjacent manufacturing use, making it appear to be a totally separate, unrelated property. In fact the manufacturing plant to which it is adjacent cannot even be seen from portions of the premises and the property.

(q) The Applicants propose to operate the property in accordance with all state and local building, health, fire, educational and other codes, statutes and rules.

(r) The Applicant proposes to place a six foot fence around the playground area and will conduct their operations, if allowed, in such a way as to minimize the noise and disturbance.

(s) The Applicant proposes no changes to the footprint or exterior of the building which has been in existence on that site since before the enactment of zoning.

(t) The variance, if approved, will not of themselves authorize construction. The Applicant must and has taken all steps available to obtain site plan approval from the Planning Board.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The Applicant cannot realize a reasonable return on the property which is substantial and this fact is demonstrated by competent financial evidence.

2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

3. The requested use variance, if granted, will not alter the essential character of the neighborhood.

4. The hardship to the property has not been self-created since the property has been in existence for many years and no changes are proposed to the property, making it the same property which the Applicant has been previously unable to market.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a use variance to allow a non-public school in a PI zone at the former American Felt and Filter Company building located on Plympton Street, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New

Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: July 14, 1997.


Chairman



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

97 - 29
RECEIVED AUG 8 1997

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project Little Harvard
2. Name of Applicant Rhoda A. Ciancio Phone (914) 795-5005
Address 6 Old Indian Rd, Milton, NY 12547
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record American Felt Phone _____
Address Robinson Ave. Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan John Jefferson
Address Hopewell Jct, NY
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney David Kintzer Phone 56
Address 17K, New Windsor, 12553
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Self Phone _____
(Name)
7. Project Location: On the East side of Plympton Rd.
_____ feet _____ of _____
(direction) (street)
8. Project Data: Acreage of Parcel 4.83 Zone PI w/use variance
School Dist. Newburgh
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 14 Block 2 Lot 3.0

11. General Description of Project: Change office building to C6.1

12. Has the Zoning Board of Appeals granted any variances for this property? ☒ yes ☐ no.

13. Has a Special Permit previously been granted for this property? ☐ yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

13th day of July 1 1997

Almoda Lencio
Applicant's Signature

Patricia A. Barnhart
Notary Public

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1997

TOWN USE ONLY:

RECEIVED AUG 8 1997

Date Application Received

97 - 29

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Rhoda A. Ciancio, deposes and says that he
(Applicant)

resides at 6 Old Indian Road, Milton New York
(Applicant's Address)

in the County of Ulster

and State of New York

and that he is the applicant for the Little Harward

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Coamo Engineering (Paul V. Coamo)
(Professional Representative)

to make the foregoing application as described therein.

Date: 8/13/97

Rhoda Ciancio
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

97 - 29

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: 

Licensed Professional

Date: _____

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Cuomo Engineering</i>	2. PROJECT NAME <i>Little Harvard</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Existing American Felt, Plympton Street (East Side) d Ledyard Street in Tw. of New Windsor</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>The owner is prepared to make modification /alteration to an existing brick building to convert it to a pre-school.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.84 +/-</i> acres Ultimately <i>1.84 +/-</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>Tw. of New Windsor Planning Board & Building Department</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>PAUL V. CUOMO</i> Date: <i>8/8/97</i>	
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> 	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p>	
<p>_____ Name of Lead Agency</p>	
<p>_____ Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____ Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Signature of Preparer (If different from responsible officer)</p>
<p>_____ Date</p>	

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ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

NA

Paul W. Benson